



City of Seattle
Gregory J. Nickels, Mayor

Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3009829
Applicant Name: Debora Goodman for John Small
Address of Proposal: 6424 57th Avenue S.

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into five parcels of land. Proposed parcel sizes are: A) 7,854.6 sq. ft., B) 7,920.0 sq. ft., C) 7,854.6 sq. ft., D) 7,854.7 sq. ft.; and E) 7,854.6 sq. ft. The existing single family residence is to remain.

The following approval is required:

Short Subdivision - To subdivide one parcel into five parcels of land.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

BACKGROUND DATA

Site & Area Description

This 39,338.6 square foot (sq. ft.) project site is located in a single family residential zone with a minimum lot size of 9,600 square feet (SF 9600), located in the Seward Park area of the City of Seattle. The parcel is located on 57th Avenue South between S. Eddy St. and S. Morgan Pl. There is an existing single family residence on the site. 57th Avenue S. is a paved roadway with

no curbs, gutters and no sidewalks on either side of the street. It is classified as a non-arterial street, pursuant to SMC Chapter 23.53. The subject site is not located within any identified or designated Environmentally Critical Area. The surrounding properties are zoned SF 9600. Development in the area consists of single-family houses of varying age and architectural style on a variety of lot sizes, consistent with the zoning designations.

Proposal

The proposal is to subdivide one parcel of land into five parcels of land. Proposed lot areas are indicated in the summary above. All five proposed parcels will have access to 57th Avenue. The existing single family residence is to remain.

No development or construction activities are associated with the current proposal. The subject of this analysis and decision is restricted to the proposed division of land.

Public Comment

During the public comment period which ended January 21st, 2009, DPD received numerous written comment letters (Approx. 45). The neighbors voiced concerns related to the following:

- The negative impacts to the existing neighborhood's character.
- The undesirability of a pumped sanitary and storm drainage system.
- The proposed increase in the amount of stormwater runoff during the rain season.
- The removal of large landscaping and the future health of adjacent trees due to future construction of the new housing.
- The proposed increase of traffic and the lack of street parking.
- Access easement and possible turnaround issues.
- The concern with the poor condition of the street adjacent to the site (they cite the cracking pavement and need for restoration).
- The creation of small lots (the smallest lot proposed is 7,854.6 square feet).

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

Based on information provided by the applicant, referral comments from the Building Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities, Seattle City Light, and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. *Conformance to the applicable Land Use Code provisions;*

The subject property is zoned for single-family residential with a minimum lot size of 9,600 square feet. The allowed use in a single family zone is one dwelling unit per lot, with accessory dwelling units meeting the provisions of SMC 23.44.041. Maximum lot coverage is 35 percent. Front yards are an average of the neighboring adjacent lots, or 20 feet, whichever is less. The minimum side yards are five feet. Minimum rear yard are 25 feet or if lot depth is less than 125 feet, 20 percent of lot depth.

This short subdivision was submitted on the basis of application of the 75% - 80% rule pursuant to SMC 23.44.010.B.1.b. By subdivision, lots in a single family zone may be created which is “[at] least 75 percent of the minimum required lot area and [are] at least 80 percent of the mean lot area of the lots on the same block face within which the lot will be located and within the same zone”. Thus, the proposed lot configuration meets the exception to the minimum lot area as contained in SMC 23.44.010.B.1.b.

The lots created by this proposed division of land will conform to all development standards of the SF 9600 zoning designation. The proposed parcels provide adequate buildable area to meet applicable yards, lot coverage requirements, and other Land Use Code development standards.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

All parcels will have direct vehicular access via 57th Avenue South, either directly or via an ingress and egress easement that meets the requirements of SMC 23.53.025. All parcels will have street frontage along 57th Avenue South. The Seattle Fire Department has conditionally approved this proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. Seattle City Light has reviewed the proposal and requires an easement to provide for electrical facilities and service to proposed lots “B” and “C”. This short plat is conditioned to require Seattle City Light revised Easement prior to recording. This short plat also provides for adequate access for vehicles, utilities, and fire protection.

Pedestrian Access Easement

A Pedestrian Access Easement starts from the west line of parcel "A" and north of the Vehicle Ingress and Egress Easement, and then continues easterly for approximately 55 feet where it angles across the Ingress and Egress Easement southeasterly to the north face of the Existing house, that is to remain. From there it continues easterly across a portion of parcel "C" to the property line of parcel "B". Thus the provisions of section 23.53.025F are met.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions. The short plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate was issued on December 22nd, 2008 (WAC ID No. 20081328).

Storm Water and Drainage/Sanitary Sewer

The existing single family residence located on the proposed Short Plat is connected by means of a side-sewer to an 8-inch public sanitary sewer main located in 57th Avenue S. Also, the existing property is served by the public storm system located in 57th Avenue S.

There is an elevation difference of approximately 20 feet over the subject property which will necessitate the use of a Pump System to connect the side-sewers to the mains in the 57th Street S. right-of-way (Per Director's Rule 2-2006).

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The applicant, has made it possible, to preserve the existing single family residence, on the property and made it part of the short plat. His intention is to provide housing opportunities through the creation of additional buildable sites which are compatible with surrounding lots and do not result in the demolition of existing housing.

The public use and interest will be served with this proposal because additional opportunities for housing are to be provided within the City limits as a result of this subdivision. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

This site is not located in any environmentally critical area as defined in SMC 25.09.240. There are no environmentally critical areas mapped or otherwise observed on the site.

6. *Is designed to maximize the retention of existing trees;*

Tree preservation and planting options and landscaping requirements of Seattle Municipal Code 23.44.008.I require that trees for new single-family development be preserved or

retained wherever possible. Future development is subject to SMC 25.09, which set forth, tree planting requirements on single family lots.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval and pay any necessary fees.
3. On the face of the plat, provide for an address sign, for the benefit of parcels A, B, C, D and E, at a location visible from 57th Avenue South and provide an easement, covenant, or other legal agreement to allow for proper address signage.
4. Modify Parcels "B" and "C" to show the correct configuration and square footage of each parcel on the final plat, (Parcel "B" to show 7,920.0 sq. ft.) and (Parcel "C" to show 7,854.6 sq. ft.).
5. Prior to recording, show on plat, Seattle City Light Easement consistent with final plat configuration.

After Recording and Prior to Issuance of a Building Permit

6. Attach a copy of the recorded subdivision to all future building permit application plans.
7. Any structures to be built on parcels "B" and "C" of this short plat shall meet the requirements of the Seattle Fire Code (including Section 503.1.1).

Signature: _____ (signature on file) Date: August 13, 2009
Joan S. Carson, Land Use Planner II
Department of Planning and Development

JC:bg

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